



WCDA
 Construction Department
 Casper WY 82609
 307.265.0603

Specs By Location

10/25/2017

Address: 1822 S Jefferson Casper (revised)

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
1	5.1 OWNER SPECIFIED LIGHT FIXTURES Use the following light fixtures or prior approved equivalent: 4 Bulb Chandelier (Dining Room): Progress Lighting, P4326-09, Brushed Nickel Ceiling Mount (Bedroom/Other): Progress Lighting, P3476-09, Brushed Nickel 3 Bulb Hanging (Foyer): Progress Lighting, P3474-09, Brushed Nickel Ceiling Fan w/ light: Hunter, 23943, White Vanity Light (Bathroom): Progress Lighting, 2 light, P3028-09	1.00	EA	_____	_____
2	5.2 OWNER SPECIFIED MATERIALS Use the following materials or prior approved equivalent unless otherwise specified: Wall Paint: Behr premium plus Ivory Mist or have it matched. Trim & Door Paint: Bright White Carpet: Mohawk, Traffic Master, Style: Lamont II, Color: Spice Bark. Vinyl Flooring #1: Armstrong, Initiator, Ancient Slate -- Peacock 66205 Vinyl Flooring #2: Armstrong, Initiator, Darien -- Almond 66155 Counter top: Formica, Venetian Gold, 6223-RW Cabinets: American Classics, Style: Hampton, Color: Cognac or Sandalwood Appliances: All appliances and electrical cover plates to be white unless noted otherwise. Ceramic Floor Tile: 12" x 12" DalTile, Series: Salerno, Color: Marrone Chiaro Ceramic Wall Tile: 6" x 6" DalTile, Series: Salerno, Color: Marrone Chiaro Hardware: All door hardware to be brushed nickel including hinges and stops.	1.00	GR	_____	_____
3	11 DISCLAIMER Wyoming Community Development Authority (WCDA) has completed a visual inspection of the property only. Use of this information is at your own risk. WCDA will not be held liable for any errors or omissions contained in the content of any inspection reports. The inspection is a visual inspection only to determine safety and health issues, visible essential repairs, visible system deficiencies, and repairs needed to preserve and protect the property. The inspection report is provided "as is" and WCDA expressly disclaims any and all warranties, express or implied, including but not limited to, any warranties of accuracy, reliability, title, merchant ability, non-infringement, fitness for a particular purpose or any other warranty, condition, guarantee or representation, whether verbal, in writing or in electronic form, including but not limited to the accuracy or completeness of any information contained therein or provided by inspection. In no event shall WCDA be liable for any special, indirect, or consequential damages or any damages	1.00	GR	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	whatsoever resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortuous action, arising out of or in connection with the use or performance of information available from the inspection.				
4	<p>14 CONTRACTOR ACCEPTS SCOPE OF WORK</p> <p>The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU.</p> <p>X _____ Date _____ Contractor Date</p>	1.00	DU	_____	_____
5	<p>24 MANUFACTURER'S SPECS PREVAIL</p> <p>All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.</p>	1.00	GR	_____	_____
6	<p>31 CONSTRUCTION DEFINITIONS</p> <p>"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.</p>	1.00	GR	_____	_____
7	<p>35 VERIFY QUANTITIES/MEASUREMENTS</p> <p>All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.</p>	1.00	GR	_____	_____
8	<p>36 BUILDING PERMIT REQUIRED</p> <p>If required by the Jurisdiction Having Authority, the contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.</p>	1.00	EA	_____	_____
9	<p>42 CERTIFICATE OF OCCUPANCY</p> <p>Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy or Certificate of Completion for the individual dwelling unit from the local municipality or county.</p>	1.00	EA	_____	_____
10	<p>45 CONTRACTOR PRE-BID SITE VISIT</p> <p>The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of</p>	1.00	DU	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	the local jurisdiction.				
11	51 INSURANCE REQUIREMENTS The Contractor shall purchase, maintain & provide the Const. Specialist with certificates of insurance for: Statutory Worker's Comp and Employers Liability; Comprehensive General Liability Insurance with minimum bodily injury limits of \$100,000 per accident and \$300,000 per aggregate; Property Insurance upon the entire work at the site to the full insurance value thereof. The above policies shall name the Owner as insured beneficiary.	1.00	EA	_____	_____
12	55 WORK TIMES Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.	1.00	GR	_____	_____
13	77 NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by WCDA and Construction Specialist.	1.00	GR	_____	_____
14	86 HOLD HARMLESS The contractor will defend, indemnify and hold harmless the Agency, its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.	1.00	GR	_____	_____
15	90 1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	_____	_____
16	120 FINAL CLEAN Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Clean all interior work areas, removing all visible dust, stains, labels and tags. Wash all walls and interior components. Remove all blinds. Clean all forced air ductwork if present. Clean all windows, vacuum and mop all floors, and include all other necessary cleaning actions to provide a move-in ready, finished product.	1.00	EA	_____	_____
17	2031 RADON EVALUATION Conduct an EPA approved sampling for Radon gas in the home. Provide a report. Complete this prior to the start of any other work.	1.00	EA	_____	_____
18	6712 SEWER--SCOPE Scope and record sewer line condition and provide a written condition report and video documentation to WCDA (tape, CD or flash drive.)	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
19	2071 ASBESTOS--ACM ABATEMENT Remove and dispose of asbestos containing material (ACM) following all federal, state, and local laws. Utilize persons properly trained in accordance with the rules.	1.00	EA	_____	_____
20	9003 LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.	1.00	GR	_____	_____
21	9023 CLEARANCE EXAMINATION Using a trained and certified lead paint inspector, a lead hazard risk assessor, or if approved, a sampling technician, one hour after completion of all lead hazard reduction, renovation and maintenance work, conduct a visual assessment for evidence of remaining paint chips, visible dust debris and residue. Randomly select four (4) floors, two (2) window sills and two (2) window troughs to dust wipe test as per protocol in the HUD Guidelines. Submit the dust samples, plus a blank sample, to an EPA-accredited lead analytical laboratory for determination of lead content. Provide the owner, occupants and this agency with the clearance report and a "Notice of Lead Hazard Reduction" within 15 days of achieving final clearance, in accordance with 23 CFR Part 35.	1.00	EA	_____	_____
22	9147 LEAD WASTE DISPOSAL Wet mist and wrap all architectural components in polyethylene sheeting to prevent dust release during transport. Separate Category I lead waste (paint chips, stripping sludge, HEPA debris and water filtrate) and non-hazardous waste. Ensure that all waste, both hazardous and non-hazardous, is managed in accordance with state regulations.	1.00	DU	_____	_____
Trade: 10 Carpentry					
23	Custom DOOR HARDWARE Door hardware for any doors not specifically called out for replacement is to be replaced with brushed nickel hardware, including hinges, to provide a consistent appearance throughout the home.	1.00	DU	_____	_____
Trade: 22 Plumbing					
24	6610 WATER SUPPLY--INSPECT,REPAIR Restore water service to structure. Conduct water pressure test as necessary to identify defects and leaks and make repairs to bring structure into compliance with the current national and local plumbing code.	1.00	EA	_____	_____
25	6705 WASTE LINES--INSPECT, REPAIR	1.00	EA	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	Test waste lines for leaks and proper venting. Identify defects and make repairs to bring structure into compliance with the current plumbing code. Power snake drain to clear lines for fixtures to main street sewer.				
Trade: 23	Electric				
26	7435 COMPLETE REWIRE Remove all existing electrical wiring and outlets. Furnish and install all new code compliant components. Include hardwired with battery backup smoke detectors, per code requirement. Include all GFCI's in wet areas, per code. Include all AFCIs at breaker box as needed. Outlet, switches, and plates shall be white. Place GFCI sticker on GFCI outlets with dual purpose breakers. All permitting and associated fees, as well as additional code requirements, to be paid by contractor.	1.00	EA	_____	_____
27	7475 ELECTRIC SERVICE--200 AMP Replace existing electrical service with a residential, 200 amp service, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.	1.00	EA	_____	_____
Trade: 24	Extermination				
28	8303 INSPECT & PROVIDE TERMITE REPORT Inspect and provide termite report for the property prior to the start of any other work.	1.00	DU	_____	_____
				Location Total:	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 2	Owner Participation				
29	210 OWNER TO REMOVE JUNK/DEBRIS Remove all junk, trash and debris from the yard prior to construction and maintain the yard free of such debris following construction. Include the removal of cinder blocks stockpiled in West end of yard, removal of steel basketball post and removal of grill/smoker from backyard.	1.00	EA	_____	_____
Trade: 4	Site Work				
30	315 FENCE--CHAIN LINK 4' HIGH Scrape, wire brush existing steel fence rails. Paint rails to match existing color.	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4 Site Work					
31	330 FENCE--STOCKADE 6' HIGH Dispose of any existing fence. (Ensure that all waste, both hazardous and non- hazardous, is managed in accordance with state regulations. refer to General requirements spec 9147 LEAD WASTE DISPOSAL) Install a 6' high wood stockade fence. Use all preservative treated lumber, 4"x4" ground contact rated posts set at least 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top, bottom, and middle rails, 1"x6" dog eared fence boards. Installation of sections shall be in a straight line unless otherwise stated.	75.00	LF	_____	_____
32	460 TRIM ALL OVERGROWTH Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all debris and rake clean.	1.00	EA	_____	_____
33	465 REMOVE TREE AND GRIND STUMP Cut and remove large cottonwood tree in yard to legal dump. Grind stump to 18" below grade. Install top soil and reseed all disturbed areas.	1.00	EA	_____	_____
34	Custom REPAIR/RESTORE LANDSCAPE RAIL TERRACE Repair and stabilize landscape terrace in backyard. Replace rails as needed.	1.00	EA	_____	_____
Trade: 6 Concrete & Paving					
35	945 FLATWORK--CUSTOM Remove and replace concrete walkway extending from front deck to rear entry along South side of home. Assure proper cross-slope to drain water away from foundation. Coordinate with installation of basement egress window and window well.	1.00	EA	_____	_____
Trade: 7 Masonry					
36	1155 FOUNDATION--CUSTOM MASONRY Fill with concrete epoxy, any cracks between house and foundation and any cracks greater than 1/4" on flatwork around house	1.00	EA	_____	_____
Trade: 10 Carpentry					
37	2330 DECKING--CUSTOM Replace existing wood steps on both ends of front deck, firmly anchoring steps to slab. Scrape, sand, and prep deck, rails and other components to receive two coats Behr Premium deck paint or approved equal. approved by WCDA construction specialist.	1.00	EA	_____	_____
38	2640 SIDING---VINYL Hang Alside Conquest vinyl clapboard siding including all cornice, corner, soffit, door and window trim after replacing all deteriorated exterior building components. Wrap home with tyvek vapor/ infiltration barrier and apply owner's choice of	1.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	siding color, exposure and texture with 50 year warranty. Prior to installing siding, remove all existing stucco finish from exterior of house and garage, dispose of properly and replace sheathing.				
39	2835 WINDOW WELL Using a shovel, excavate area directly adjacent to basement window within 4" of desired depth. Place corrugated galvanized 37" wide x 24" deep window well into ground and press against foundation. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well. Provide clear window well covers for two non-egress basement windows.	2.00	EA	_____	_____
Trade: 15 Roofing					
40	4635 GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Color:White Include all necessary downspouts and extensions or splashblocks to assure drainage water is moved away from the house foundation.	150.00	LF	_____	_____
41	4635 GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Color: White. Include all necessary downspouts and extensions or splashblocks to assure drainage water is moved away from the house foundation.	150.00	LF	_____	_____
Trade: 22 Plumbing					
42	7135 HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk. On East side and West side of house. Coordinate with WCDA construction specialist for exact location.	2.00	EA	_____	_____
43	7255 LAWN SPRINKLER SYSTEM Install an underground piped irrigation system with a 1" main, filter, back flow preventer, polybutylene supply, sufficient heads to provide overlapping irrigation to entire lawn area, and timer.	1.00	EA	_____	_____
Trade: 23 Electric					
44	8160 ENTRANCE LIGHT Install an exterior, waterproof, wall mounted, single bulb fixture outside exterior doors of house. Include wire box, interior switch and lamp. Fish wire and repair all tear out. Fixture allowance \$22.	2.00	EA	_____	_____
45	8162 ENTRANCE LIGHT--ENERGY STAR Install an Hampton Bay 180-Degree Outdoor Motion-Sensing Wall Lantern Model # HB48017MP-237 - ENERGY STAR	2.00	EA	_____	_____

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	rated, exterior, wall mounted, single bulb fixture with both a dusk to dawn sensor and a motion detector. Include wire box, interior switch and lamp. Fish wire and repair all tear out. TO BE INSTALLED ABOVE GARAGE MAN DOOR AND ABOVE GARAGE OVERHEAD DOOR IN ALLEY.				

Location Total: _____

Location: 3 - Entry/Mud Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
46	2980 WINDOW--VINYL DBL HNG DBL GLZ	3.00	EA	_____	_____
	Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.				
47	3210 STORM DOOR--ALUMINUM	1.00	EA	_____	_____
	Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.				

Trade: 19	Paint & Wallpaper				
48	5565 PREP & PAINT VACANT ROOM	75.00	SF	_____	_____
	Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.				

Trade: 20	Floor Coverings				
49	5995 CARPET--CUSTOM	1.00	EA	_____	_____
	Provide new indoor/outdoor carpet after properly prepping surface and sealing any openings in floor or between floor and house.				

Trade: 23	Electric				
50	7730 LIGHT FIXTURE--REPLACE	1.00	EA	_____	_____
	Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.				

Location Total: _____

Location: 4 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 4 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
51	2979 VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.	1.00	EA	_____	_____
52	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	2.00	EA	_____	_____
53	3175 DOOR--ENTRY COMPLETE Dispose of existing door and frame. Install a 1-3/4" six-panel, fiberglass door and frame. Include interior and exterior casing, three 4"x 4" butt hinges, spring metal weatherstripping, an interlocking threshold, 1/4 glass, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.	1.00	EA	_____	_____
Trade: 18 Ceramic Tile					
54	5425 CERAMIC FLOOR TILE Remove and replace tile flooring at entry with porcelain tile.	24.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
55	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	300.00	SF	_____	_____
Trade: 20 Floor Coverings					
56	5970 CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	300.00	SF	_____	_____
Trade: 23 Electric					
57	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
58	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	1.00	EA	_____	_____
59	3705 CABINETS--REPAIR Repair base and hanging cabinets by rehangng plumb and level and replacing missing hardware, doors and drawers. Securely refasten loose hardware. Clean all surfaces with detergent. Firmly secure countertop at pass-thru to Living Room.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
60	5555 PREP/PAINT KITCHEN--SEMI GLOSS Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces w/sandpaper. Clean all surfaces with TSP. Fill all holes/cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss. Include any closets.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					
61	5920 UNDERLAY AND VINYL COMPOSITION TILE Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.	175.00	SF	_____	_____
Trade: 22 Plumbing					
62	6810 FAUCET--KITCHEN SINGLE LEVER--2.0 GPM Install a single lever, washerless, metal bodied faucet with 15 year drip-free guarantee and maximum flow of 2 gallons per minute.	1.00	EA	_____	_____
Trade: 23 Electric					
63	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	2.00	EA	_____	_____
Trade: 25 Appliances					
64	8415 GAS STOVE--30" Dispose of old stove. Install a white, 30" wide, pilotless, gas	1.00	EA	_____	_____

Location: 5 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 25	Appliances				
	stove including gas oven and electrical connections.				
65	8450 MICROWAVE Dispose of microwave oven. Provide 1000 watt, 1.7 cu ft Microwave Oven with integral turn table. Product to be Owner specified GE Appliances model #JVM1740DMWW or prior approved equivalent. Color to be selected by owner.	1.00	EA	_____	_____
66	8475 REFRIGERATOR--18 CF--ENERGY STAR Dispose of old refrigerator. Install an ENERGY STAR approved 2 door, top freezer, frost free refrigerator with at least 17.5 cubic feet. Color to be selected by owner.	1.00	EA	_____	_____
67	8491 DISHWASHER--2 CYCLE--ENERGY STAR Provide and install a 24", 2 cycle (minimum), built-in Energy Star® labeled dishwasher including all alterations and connections to plumbing and electric system -- Frigidaire, Model# FBD2400KW - or - GE Model# GSD2100VWW. Color to be selected by owner.	1.00	EA	_____	_____
68	8500 DISPOSAL--1/2 HP Install a 1/2 horsepower, PVC chambered, quick disconnect, garbage disposal with reset button and hand crank, as manufactured by ISE, model Badger 333. Include plumbing and electrical connections.	1.00	EA	_____	_____

Location Total: _____

Location: 6 - Rear Entry/Stair

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
69	2520 HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.	12.00	LF	_____	_____
70	3175 DOOR--ENTRY COMPLETE Dispose of existing door and frame. Install a 1-3/4" six-panel, fiberglass door and frame. Include interior and exterior casing, three 4"x 4" butt hinges, spring metal weatherstripping, an interlocking threshold, 1/4 glass, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.	1.00	EA	_____	_____
71	3210 STORM DOOR--ALUMINUM Install an aluminum storm door with 3/4 glass and white baked enamel aluminum finish.	1.00	EA	_____	_____

Location: 6 - Rear Entry/Stair

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 17 Drywall & Plaster

72	5270 DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8"on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Construct soffit to conceal vent pipe exposed in corner of stair . Include repair of ceiling. TO INCLUDE FURRING STRIPS FOR GYP BOARD ON FOUNDATION WALL	220.00	SF	_____	_____
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Trade: 18 Ceramic Tile

73	5425 CERAMIC FLOOR TILE Remove and replace entry tile.	24.00	SF	_____	_____
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Trade: 19 Paint & Wallpaper

74	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	100.00	SF	_____	_____
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Trade: 20 Floor Coverings

75	5970 CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	150.00	SF	_____	_____
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Trade: 23 Electric

76	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
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Location Total: _____

Location: 7 - Family Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

Location: 7 - Family Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
77	2979 VINYL SLIDING DOUBLE GLAZED WINDOW Remove existing window, field measure, fabricate and install a dual glazed, thermal break, vinyl sliding window including all paint, caulk, trim, and provide a screen. Use privacy glazing for bathroom windows. Clean the glass when complete.	3.00	EA	_____	_____
78	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	3.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
79	5270 DRYWALL--1/2" Remove existing paneling. Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8"on center. Run boards with long dimension perpendicular to framing members. Sand, match existing texture, ready for paint.	300.00	SF	_____	_____
80	Custom CEILING REPAIR & TEXTURE Repair any and all damaged areas in the ceiling and retexture to provide a consistent finish and appearance.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
81	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	300.00	SF	_____	_____
Trade: 20 Floor Coverings					
82	5970 CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	300.00	SF	_____	_____
Trade: 23 Electric					
83	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 8 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
84	Custom REMOVE WATER SOFTENER Remove and dispose of water softener and all associated plumbing.	1.00	EA	_____	_____
Trade: 10 Carpentry					
85	3260 REWORK INTERIOR DOOR/STORAGE ABOVE UTILITY Adjust doors to operate properly. Replace hinges if necessary. Replace opener hardware / match with kitchen.	1.00	EA	_____	_____
86	3375 DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.	1.00	EA	_____	_____
87	Custom REMOVE CABINETS Remove and properly dispose of existing cabinet uppers.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
88	5566 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets.	75.00	SF	_____	_____
Trade: 20 Floor Coverings					
89	5930 UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	75.00	SF	_____	_____
Trade: 21 HVAC					
90	6040 FURNACE 90+ GAS - WITH DISTRIBUTION Use the Air Conditioning Contractors of America's (ACCA) late test edition of their Manual J Heat loss calculation tool http://www.acca.org/tech/manualj/ (calculate manual J based on the post rehab building envelope), use ACCA's Manual S for equipment selection and use Manual D for ductwork design. Make every effort to install supply ducts in interior partitions (in conditioned wall cavities). NOTE: Provide Manual J, S and D reports before work begins. Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace or boiler, recycle all metal	1.00	EA	_____	_____

Location: 8 - Utility Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21 HVAC					
	components and dispose of all other materials in a code legal dump. FURNACE: install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% or higher on 2" patio block to with new supply and return ductwork work & gas line. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut-off valve. Install return air duct ensuring easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all duct joints with Duct Mastic.				
91	6415 DRYER VENT Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Vent Closure outlet. http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571 . Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use pop rivets to connect sections of duct. Seal all joints and seams with duct mastic, not duct tape. Secure duct and hood to framing.	1.00	EA	_____	_____
Trade: 22 Plumbing					
92	7070 WATER HEATER--40 GALLON GAS Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.	1.00	EA	_____	_____
93	7120 DRIPLESS CENTER--WASHER HOOK UP Install PVC stand pipe, hot and cold hose bibbs, and 20 amp outlet on a separate circuit to service a washing machine. Remove drain plug at conclusion of construction and place tape over hole to protect opening.	1.00	EA	_____	_____
94	Custom REMOVE BOILER Remove boiler and all associated plumbing/exhaust. Remove all hydronic lines where feasible cap and abandon. Include removal of baseboard units from each room. Repair and paint to match existing as needed.	1.00	EA	_____	_____
Trade: 23 Electric					
95	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 9 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
96	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	30.00	SF	_____	_____

Trade: 20 Floor Coverings					
97	5970 CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	30.00	SF	_____	_____

Trade: 23 Electric					
98	7740 LIGHT FIXTURE AND SWITCH Install a ceiling mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a switch with cover plate located at the strike side of the door. Fish wire and repair all tear out.	1.00	EA	_____	_____

Location Total: _____

Location: 10 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
99	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	1.00	EA	_____	_____
100	3825 MEDICINE CABINET--SURF MOUNT 16X22 Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
101	3835 ACCESSORY SET--4 PIECE Install a brushed nickel or chrome bathroom accessory set consisting of two 20" - 24" towel bars, one towel ring, and a toilet paper holder.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper					
102	5560 PREP & PAINT BATHROOM Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean	1.00	RM	_____	_____

Location: 10 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.

Trade: 20 Floor Coverings

103 5930 UNDERLAYMENT AND VINYL SHEET GOODS

75.00 SF

Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.

Trade: 22 Plumbing

104 6870 FAUCET--LAVATORY DUAL CONTROL

1.00 EA

Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include shut-off valve. Replace trap if required to complete installation.

105 6930 TUB/SHOWER FAUCET WITH DIVERTER

1.00 EA

Install a single lever, metal shower diverter with faucet, controls, and shower head set (Glacier Bay Item # 418827 or equal) in brushed nickel or prior approved equivalent with 15 year drip-free warranty.

106 7010 COMMODE--REPLACE

1.00 EA

Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.

Trade: 23 Electric

107 7731 LIGHT FIXTURE--REPLACE VANITY

1.00 EA

Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.

108 7818 FIXTURE--LIGHT, VENT

1.00 EA

Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.

Location Total: _____

Location: 11 - Rear Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

Location: 11 - Rear Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
109	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Note: West window to be egress compliant.	2.00	EA	_____	_____
110	3345 DOOR--INT, HOLLOW CORE--RAISED PANEL Install a raised panel, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
111	Custom PARTITION CLOSET Frame and finish with 1/2" gyp board a partition at midpoint of shared closets to provide two separate closets. Texture to match existing, ready to paint. Provide any trim necessary to provide consistent appearance. Remove existing shelving and replace with shelves and closet rods in both closets.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
112	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	300.00	SF	_____	_____
Trade: 20 Floor Coverings					
113	5970 CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips, metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.	200.00	SF	_____	_____
Trade: 23 Electric					
114	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 12 - Front Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Location: 12 - Front Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
115	2980 WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Window on East wall to be egress compliant.	2.00	EA	_____	_____
116	3420 ATTIC ACCESS Provide a hatch door of 1/2" plywood and attach 6" of foil faced polyisocyanurate foam board with the edges of the foam board sealed with aluminum foil tape. Trim the opening with casing to match room using the casing to create a lip to support the hatch door. Caulk all seams in the assembly with low VOC caulk. Weatherstrip with adhesive faced foam weatherstripping tape on the top edge of the casing that supports the door to create an airtight seal.	1.00	EA	_____	_____
117	Custom ADJUST CLOSET DOOR Repair and adjust closet door to provide smooth, reliable operation.	1.00	EA	_____	_____

Trade: 19 Paint & Wallpaper

118	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	200.00	SF	_____	_____
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Trade: 23 Electric

119	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____
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Location Total: _____

Location: 13 - Bsmnt Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
120	Custom REMOVE FURNACE IN CRAWLSPACE. Remove old furnace in crawl. Remove /cap all existing plumbing and supply/ air return lines.	1.00	EA	_____	_____
Trade: 10	Carpentry				
121	3360 DOOR--PREHUNG PASSAGE--SPLIT JAMB Install a 1-3/8" prehung, flush, hollow core door and split jamb including casing both sides, 2 butt hinges and a privacy lockset	1.00	EA	_____	_____

Location: 13 - Bsmnt Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	in new partition opening.				
122	Custom CONSTRUCT DOORWAY Frame and finish with 1/2" gyp board a partition at East end of hall with rough door opening to bedroom.	1.00	EA	_____	_____
Trade: 16 Conservation					
123	4955 VAPOR BARRIER--CRAWL SPACE Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.	1.00	EA	_____	_____
Trade: 17 Drywall & Plaster					
124	5210 DRYWALL--PATCH--LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	1.00	EA	_____	_____
125	5270 DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Fir out North wall to conceal plumbing.	50.00	SF	_____	_____
Trade: 19 Paint & Wallpaper					
126	5565 PREP & PAINT VACANT ROOM Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces with TSP. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets, rooms, walls, ceiling and trim.	100.00	SF	_____	_____
Trade: 20 Floor Coverings					
127	5930 UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color. Provide rubber base trim.	50.00	SF	_____	_____
Trade: 23 Electric					

Location: 13 - Bsmnt Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
128	7730 LIGHT FIXTURE--REPLACE Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.	1.00	EA	_____	_____

Location Total: _____

Location: 14 - Bsmnt Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
129	Custom FILL IN SUMP WELL Remove existing sump pump and associated electrical connections from sump well in floor of bathroom. Fill in well with gravel and pour concrete to seal sump well. Finish surface smooth and level.	1.00	EA	_____	_____

Trade: 10 **Carpentry**

130	2981 VINYL WINDOW-BASEMENT Dispose of basement window unit. Install a vinyl slider window, plumb and level, caulk, provide a screen.	1.00	EA	_____	_____
131	3360 DOOR--PREHUNG PASSAGE--SPLIT JAMB Install a 1-3/8" prehung, flush, hollow core door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.	1.00	EA	_____	_____
132	3680 TUB SURROUND--PREFAB Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant siliconized caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners.	1.00	EA	_____	_____
133	3825 MEDICINE CABINET--SURF MOUNT 16X22 Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	_____	_____
134	3835 ACCESSORY SET--4 PIECE Install a brushed nickel or chrome bathroom accessory set consisting of two 20" - 24" towel bars, one towel ring, and a toilet paper holder.	1.00	EA	_____	_____

Trade: 17 **Drywall & Plaster**

135	5270 DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8"on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint.	125.00	SF	_____	_____
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Location: 14 - Bsmnt Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
136	5560 PREP & PAINT BATHROOM Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.	1.00	RM	_____	_____
Trade: 20 Floor Coverings					
137	5930 UNDERLAYMENT AND VINYL SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.	100.00	SF	_____	_____
Trade: 22 Plumbing					
138	6900 VANITY--24" COMPLETE Install a 24" plywood vanity; including top with backsplash, wash bowl and single lever brass bodied chrome faucet with a maximum 1.5 GPM flow rate. Include PVC drain attached to a code legal plumbing vent, use type L copper or PEX supply piping with brass bodied stops on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome eschucion plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.	1.00	EA	_____	_____
139	6930 TUB/SHOWER FAUCET WITH DIVERTER Install a single lever, metal shower diverter with faucet, controls, and shower head set (Glacier Bay Item # 418827 or equal) in brushed nickel or prior approved equivalent with 15 year drip-free warranty.	1.00	EA	_____	_____
140	7010 COMMODE--REPLACE Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include white seat, supply pipe, shut-off valve, flap valve and wax seal.	1.00	EA	_____	_____
Trade: 23 Electric					
141	7731 LIGHT FIXTURE--REPLACE VANITY Replace light fixture with 2 or 3 bulb vanity light. Include shade and lamps. See General Conditions for specified material.	1.00	EA	_____	_____
142	7818 FIXTURE--LIGHT, VENT Install a single bulb light fixture with an exterior ducted vent fan with damper capable of 60 cfm, controlled by 2 manufacturer-supplied switches, using #14 copper Romex. Fish all wire and repair tear out.	1.00	EA	_____	_____

Location: 14 - Bsmnt Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

Location Total: _____

Location: 15 - Bsmnt Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

143	2415 SHOE MOLDING Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.	125.00	LF	_____	_____
144	2866 CREATE EGRESS WINDOW Remove existing window. Cut foundation wall as needed to allow for the installation of an egress window. Install a vinyl slider, double glazed, window, plumb, level, and caulk to ensure a leak free, water tight, sealed installation. Provide a screen. Replace window casing at interior and exterior. Provide a new window well, cover, and an emergency escape ladder. New window must meet current local building codes.	1.00	EA	_____	_____
145	2984 VINYL WINDOW-BASEMENT Dispose of basement window unit. Install a vinyl slider window, plumb and level, caulk, provide a screen.	1.00	EA	_____	_____
146	3375 DOOR--WOOD BIFOLD Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening for each closet.	2.00	EA	_____	_____
147	4010 CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
148	Custom REPLACE INSULATION Replace rigid insulation removed in flood cut, insulate North wall in downstairs hall.	1.00	EA	_____	_____

Trade: 17 Drywall & Plaster

149	5270 DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand, texture to match existing, ready for paint.	200.00	SF	_____	_____
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Trade: 20 Floor Coverings

150	5970 CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams. Stretch carpet to eliminate puckers, scallops & ripples. Include tackless strips,	225.00	SF	_____	_____
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Location: 15 - Bsmnt Bedroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20 Floor Coverings

metal edge strips, and mending tape to cover entire floor including closets. On stairs, fasten carpet and pad at top and bottom of each riser. See General Requirements for specified carpet.

Trade: 22 Plumbing

151 7145 SUMP PUMP COMPLETE

1.00

EA

Install a 1/3 horse power, submersible sump pump complete with pit, liner, and discharge piping on a separate 15 amp circuit within the eastern most closet floor. Coordinate location of discharge piping with WCDA construction Specialist.

Trade: 23 Electric

152 7730 LIGHT FIXTURE--REPLACE

3.00

EA

Replace the existing ceiling mounted light with a new ceiling mounted fixture with at least 2 bulbs, UL approved, with shade or globe and lamps.

Location Total:

Location: 16 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 16 Conservation

153 4923 INSULATION--INCREASE TO R-50

1,400.00

SF

Blow in borax treated cellulose or loose lay unfaced fiberglass batts over existing insulation to increase total attic rating to at least R-50.

Location Total:

Location: 17 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

154 3216 DOOR--OVERHEAD DOOR REPLACE

1.00

EA

Remove existing overhead garage door, tracks, guide,s motor, and drive system. Replace with aluminum sectional over head garage door. Install tracks, motor, guides, electric safety eye, and drive system at existing opening. Provide 2 remotes controllers. Must meet current local building codes.

Trade: 6 Concrete & Paving

155 980 REPLACE CONCRETE SLAB

400.00

SF

Level surface, prepare a 3" gravel base over a uniformly

Location: 17 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

graded & compaceted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building. Remove forms. Price to include removal and proper disposal of existing concrete, if applicable.

Trade: 10 Carpentry

156	3175	DOOR--ENTRY COMPLETE	1.00	EA	_____	_____
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Dispose of existing door and frame. Install a 1-3/4" six-panel, fiberglass door and frame. Include interior and exterior casing, three 4"x 4" butt hinges, spring metal weatherstripping, an interlocking threshold, 1/4 glass, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.

Trade: 19 Paint & Wallpaper

157	5483	REPR CRACKS/HOLES, TEXTURE, PREP & PAINT	400.00	SF	_____	_____
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Repair all cracks with fiberglass drywall tape and compound. Fill holes with spackle or drywall compound. Feather edges and wet sand. Spot prime all unpainted surfaces with alkyd primer. Remove all loose and chipped paint, tape all seams and major cracks with fiberglass mesh joint tape. Mask/cover all surfaces not to be textured to eliminate overspray. Spray with a latex paint based medium texture per the manufacturer's recommended procedure. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any and all closets, doors, rooms, walls, ceiling and trim.

Location Total: _____

Unit Total for 1822 S Jefferson Casper (revised) , Unit Unit 01: _____

Address Grand Total for 1822 S Jefferson Casper (revised) : _____

Bidder: _____